



Century21 Milestone Team

Real Estate Brokerage | Commercial, Residential

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Property Report by PropertyShark.com, for:

202 E 119th St, New York, NY 10035

General

1. Maps

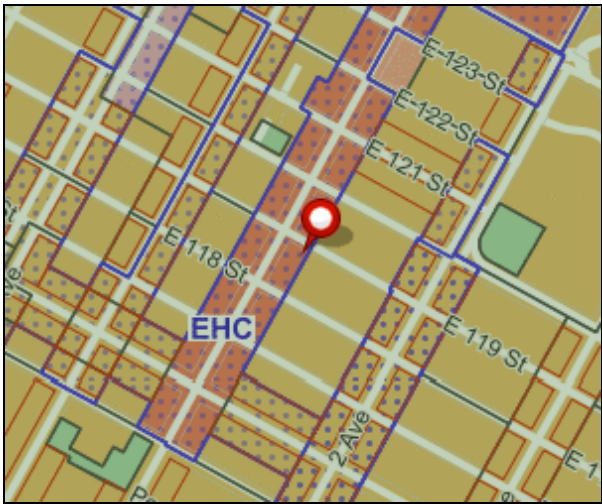


Community district	11	Closest police station	0.15 Miles
School district	4	Closest fire station	0.26 Miles
Census tract	188	Tax map	10610
Lat long	40.79961, -73.93827	Sanborn map	108N075

Development

1. Zoning

New York City is divided into three basic *zoning districts*: residential (R), commercial (C) and manufacturing (M). These basic zoning districts are subdivided by the intensity of use. Development is governed by the use, bulk, and parking requirements of the zoning district.



- Residence districts

Low density residence

Medium and high density residence

Commercial districts

Neighborhood commercial

General commercial

Specialty commercial

Manufacturing districts

Districts that permit residence

Districts that do not permit residence

Parks

Battery Park
- Zoning overlays

Special purpose

Limited height d

Commercial ove

Rezoning

City of Yes

In Progress

Completed

Zoning Designation

Commercial
Special districts

C4-6	Frontage(s)	East 119 Street(narrow)
EHC	Nearest wide street	3 Avenue
	Distance to wide street	91 ft

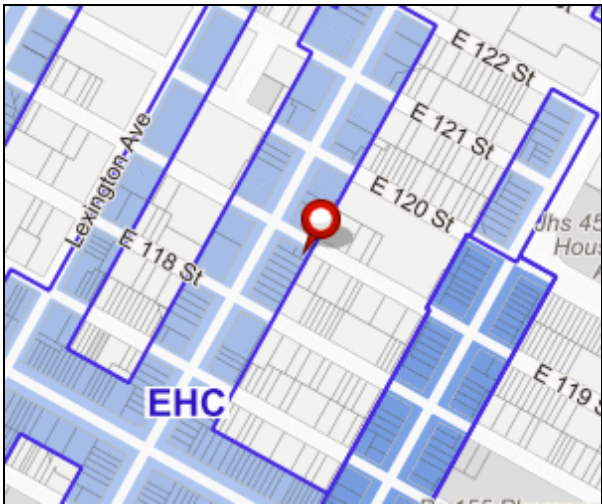
Rezoning Projects

Since	2017
Project	East Harlem
Status	Completed

For more information about zoning district regulations, click [here](#).

Special District

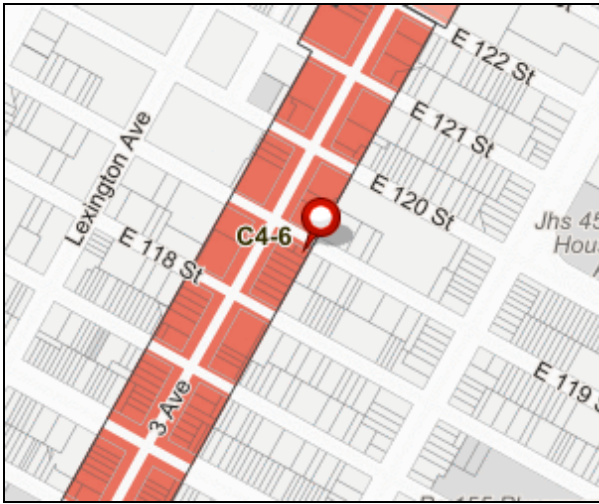
EHC



[More info](#)

Commercial

C4-6



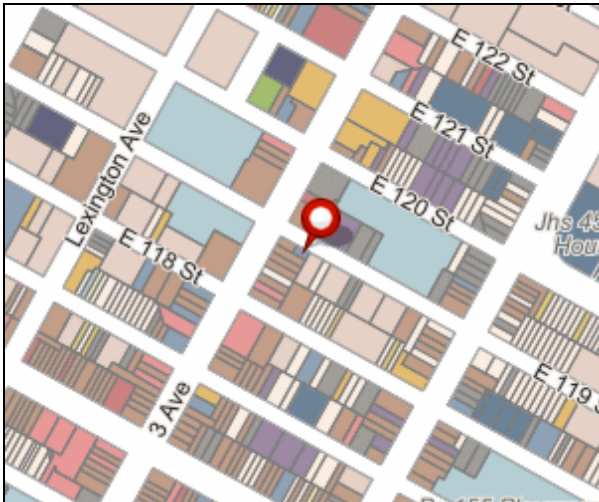
C4 districts are mapped in regional commercial centers, such as Flushing in Queens and the Hub in the Bronx, that are located outside of the central business districts. In these areas, specialty and department stores, theaters and other commercial and office uses serve a larger region and generate more traffic than neighborhood shopping areas. C4-6 and C4-7 districts are mapped in densely built areas in Manhattan. [More info](#)

Map Disclaimer: Our maps are not official zoning maps. The print version of the NYC Zoning Resolution, which includes the zoning maps, together with any amendments adopted by the City Council subsequent to the most recent update to the print version, remains the official version of the Zoning Resolution. All zoning descriptions have been taken from the [NYC Planning](#) official source.
























2. Building Class

The *building class* specifies how a property is used or what type of building is present on that property. Building classes range from A to Z (excluding X). There are at most 10 different sub-classes within each building class (ranging from 0 to 10). These building classes cover all property uses from residential and commercial to government buildings and parks.

The full list of building classes can be found [here](#).



 Building class: **Church, Synagogue, Chapel (M1)**

 Residential, 1-family	 Transportation facilities
 Residential, 2-family	 Industrial
 Condos	
 Walk-ups	 Places of public assembly (indoor) & cultural
 Elevator	 Schools
 Store + apts, lofts	 Churches
 Theatres & hotels	 Health & social care
 Businesses	 City buildings
 Offices	 Outdoor recreation facilities & cemeteries
 Residential and commercial	 Vacant lots
 Residential and industrial	 Misc
 Commercial and industrial	 Unknown

3. Floor Area Ratio & Air Rights

There are many rules that limit what you can build on a lot and how large it can be. But the most important is the Floor Area Ratio, or FAR. The FAR is expressed as a ratio of the size of the building in square feet to the size of the lot in square feet. For example, if a lot is 2,000 square feet and has an allowable FAR of 4.0, then you cannot build a building larger than 8,000 square feet. Max FAR depends on several factors including zoning, location and use.

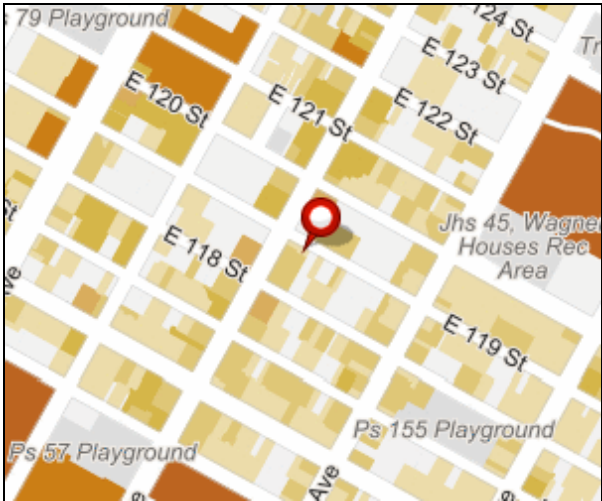
The maximum usable floor area is calculated by multiplying the size of the lot by the larger of the residential or commercial FAR.

Lot sqft		1,087
FAR	x	10
Maximum usable floor area	=	10,870

Available Air Rights by Parcel

The building on this lot is smaller than the maximum set by the FAR. Thus it may be possible to add to the building (either more floors or an extension) or it may be possible to sell the "air rights" to a developer who owns a nearby lot. (Note: other factors may limit what you can do.)

Maximum usable floor area		10,870
Usable floor area as built	-	1,087
Unused FAR ("air rights")	=	9,783




Opportunity by parcel	Very little opportunity
Above 250.000 sq. ft.	30.000 - 60.000 sq. ft.
100.000 - 250.000 sq. ft.	10.000 - 30.000 sq. ft.
60.000 - 100.000 sq. ft.	Below 10.000 sq. ft.

Residential FAR	10
Commercial FAR	3.4
Facility FAR	10
FAR as built	1.00

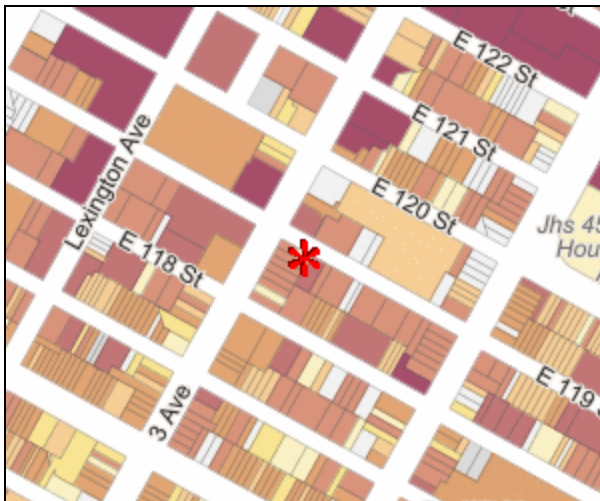
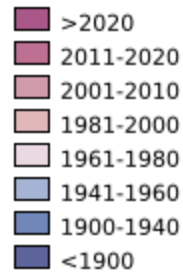
4. Urban Landscape Maps



Click on the map to expand.

 Year built: 1920

On this color-coded map, view the year each property was built.



Click on the map to expand.

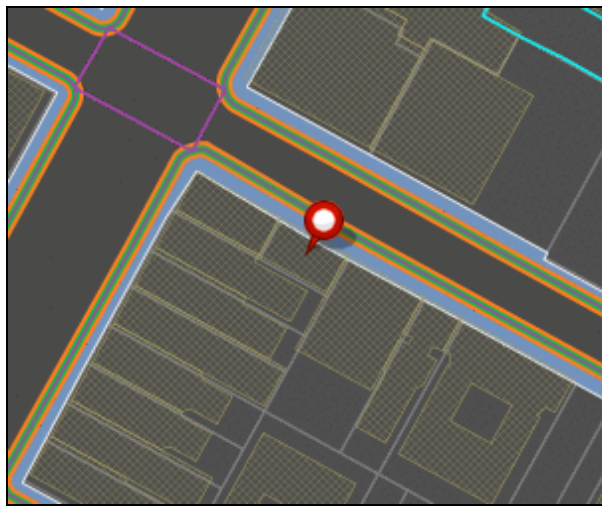
 Stories: 1

On this map, view the number of stories per building.



5. Planimetric Map

This planimetric map shows features such as retaining walls, sidewalks, medians, curbs, and roadbeds that have been digitized from aerial photography. These features must be taken into consideration when determining how a new building, or extensions to an existing building, are situated within the lot. They can also affect the maximum height that can be built.

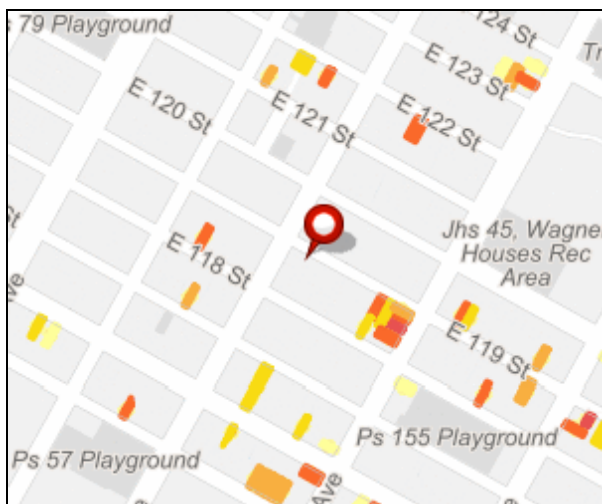


- | | |
|--------------------|---------------------|
| Sidewalk | Garage |
| Curb | Sky bridge |
| Pavement edge | Under construction |
| Roadbed | Piers/seawall |
| Median | Boardwalk |
| Retaining wall | Recreational area |
| Plaza | Park/greenstreets |
| Swimming pool | Transport structure |
| Building footprint | |

BIN	1054548
Type	Building
Status	Constructed
Roof height	14 ft
Ground elevation	16 ft

6. HPD Alternative Enforcement Program

The HPD Alternative Enforcement Program map is based on the current month's HPD violations in a building divided by the number of units in the building. It takes in consideration the open hazardous and immediately hazardous violations (I/B/C class) in the last 5 years.



Properties over the HPD-AEP threshold

- More than 600% over
- 300% to 600% over
- Up to 300% over

Properties below the HPD-AEP threshold

- 80% to 99%
- 60% to 80%
- 50% to 60%

HPD-AEP threshold for buildings having:

3 to 14 units = 5 violations/unit

15 units or more = 3 violations/unit

For more information, visit the [HPD website](#).

Neighborhood

1. Area Overview

Walk Score
99 /100. Walker's Paradise

Transit Score
100 /100. Rider's Paradise

Bike Score
83 /100. Very Bikeable

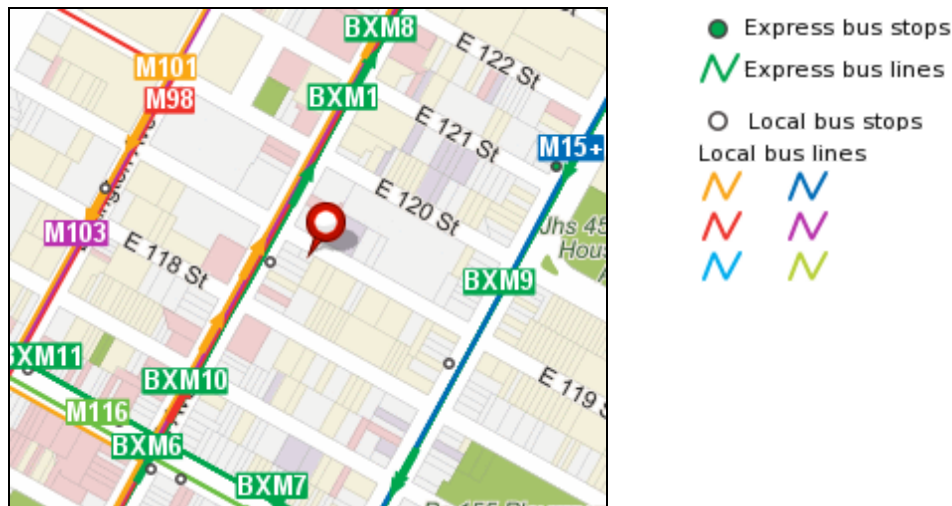
2. Transportation

On this color-coded map, view the nearest subway station for each building.



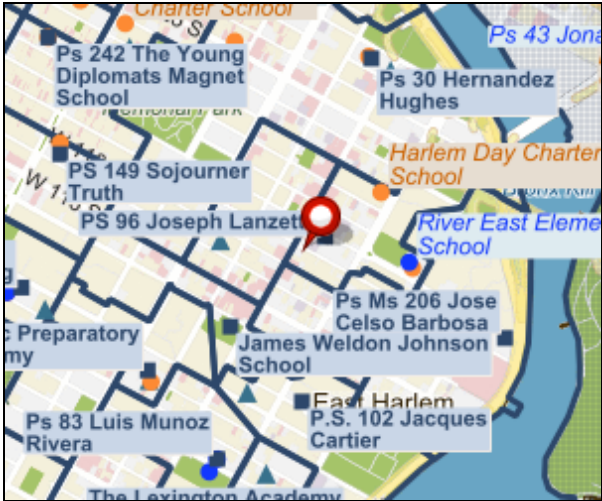
Closest station	Lexington Ave & 116th St at NE Corner
Station lines	6
Distance (miles)	0.175

On this map, view the closest local or express bus routes and stations.



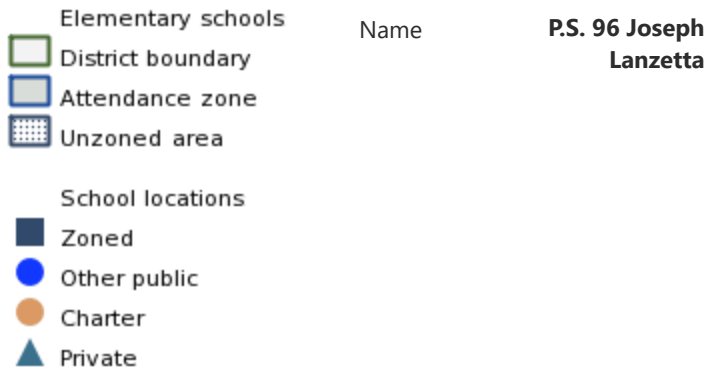
Name	3 Av/E 118 St
Line	M101
Distance (miles)	0.021

3. Distance to Schools



Elementary School Proximity

This map shows zoned Elementary School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.



Name	Rating	Att. zoned	Type	Grade range	No of students	Distance to school (mi)
P.S. 96 Joseph Lanzetta	3	Yes	Public	PK, K-8	325	0.06
P.S. 7 Samuel Stern	4	No	Public	PK, K-8	314	0.10
St Paul School	NR	No	Private	PK-8	216	0.18
P.S. 155 William Paca	2	No	Public	PK, K-5	182	0.18
Harlem Day Charter School	4	No	Charter	3-12	759	0.21
James Weldon Johnson School	3	No	Public	PK, K-8	526	0.23
Harlem Village Academy East Charter School	9	No	Charter	PK, K-12	478	0.24
River East Elementary School	4	No	Public	PK, K-5	224	0.26
P.S. 102 Jacques Cartier	2	No	Public	PK, K-5	145	0.32
Our Lady Queen of Angels School	NR	No	Private	PK-8	300	0.33
Mount Carmel-Holy Rosary School	NR	No	Private	PK-8	183	0.38
Mosaic Preparatory Academy	3	No	Public	PK, K-5	180	0.42
Highway Christian Academy	NR	No	Private	PK, K-7		0.43
Harbor Science and Arts Charter School	5	No	Charter	K-9	198	0.43
King's Academy	NR	No	Private	PK, K-8		0.43



Middle School Proximity

This map shows zoned Middle School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.

Middle schools

District boundary

Attendance zone

Unzoned area

School locations

Zoned

Other public

Charter

Private

Name

P.S. 96 Joseph Lanzetta

Name	Rating	Att. zoned	Type	Grade range	No of students	Distance to school (mi)
P.S. 96 Joseph Lanzetta	3	No	Public	PK, K-8	325	0.06
Global Technology Preparatory	NR	No	Public	6-8	126	0.09
P.S. 7 Samuel Stern	4	No	Public	PK, K-8	314	0.10
St Paul School	NR	No	Private	PK-8	216	0.18
Renaissance School Of The Arts	4	No	Public	6-8	151	0.18
Harlem Day Charter School	4	No	Charter	3-12	759	0.21
James Weldon Johnson School	3	No	Public	PK, K-8	526	0.23
Harlem Village Academy East Charter School	9	No	Charter	PK, K-12	478	0.24
P.S. 79 Horan School	NR	No	Public	6-12	224	0.29
Our Lady Queen of Angels School	NR	No	Private	PK-8	300	0.33
Mount Carmel-Holy Rosary School	NR	No	Private	PK-8	183	0.38
Highway Christian Academy	NR	No	Private	PK, K-7		0.43
Harbor Science and Arts Charter School	5	No	Charter	K-9	198	0.43
King's Academy	NR	No	Private	PK, K-8		0.43



High School Proximity

This map shows zoned High School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.

High schools

District boundary

Attendance zone

Unzoned area

School locations

Zoned

Other public

Charter

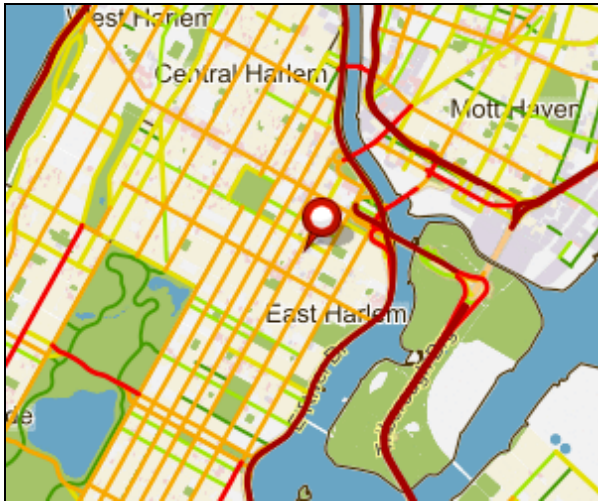
Private

Name

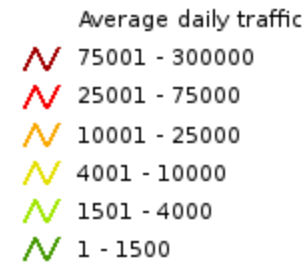
Harlem Day Charter School

Name	Rating	Att. zoned	Type	Grade range	No of students	Distance to school (mi)
Harlem Day Charter School	4	No	Charter	3-12	759	0.21
Coalition School For Social Change	NR	No	Public	9-12	123	0.23
Harlem Village Academy East Charter School	9	No	Charter	PK, K-12	478	0.24
P.S. 79 Horan School	NR	No	Public	6-12	224	0.29
P.S. 138	NR	No	Public	PK, K-12	685	0.45
Manhattan Center for Science & Mathematics	9	No	Public	9-12	1,641	0.46
Harlem Children's Zone Promise Academy II Charter	6	No	Charter	K-12	1,019	0.52
Urban Assembly-Global Commerce	NR	No	Public	9-12	153	0.52
Esperanza Preparatory Academy	3	No	Public	6-12	498	0.52
Success Academy Harlem 1	7	No	Charter	K-12	1,574	0.57
Harlem Renaissance High School	1	No	Public	9-12	176	0.57
Great Tomorrows USA School	NR	No	Private	K-11		0.58
Capital Prep (Cp) Harlem Charter	6	No	Charter	6-12	367	0.61
Great Tomorrows Usa	NR	No	Private	K-11	31	0.62
Manhattan Free School	NR	No	Private	K-12	23	0.65

4. Traffic Map



Estimated average daily traffic volume on a route segment at a particular count location.



5. Demographics By Zip Code

Demographic data shown in this section was gathered from the 2023 American Community Survey and refers to zip code **10035**.

Population Demographics

Total population	39,082
Female population	49.4%
Male population	50.6%
Median age	36
Male median age	34
Female median age	38

Education

No highschool	10.9%
Some highschool or college	54.1%
Bachelors degree	18.6%

Other

Citizens	88.5%
Citizens born in US	72.1%
English speakers	90.1%

Journey to Work

Work in a metropolitan area	100.0%
Work in a micropolitan area	0.1%
Work at home	14.0%
Go to work by car	10.4%
Go to work after 10 am	17.4%

Economic/Employment

Average household income	\$74,154
White collar	86.8%
Blue collar	13.2%

Housing

Family households	45.5%
Households with kids	25.1%
Housing units	16,340
Occupied housing units	15,056
Owner occupied units	9.9%
Average number of people per household	2
Median year structure built	1967
Houses with mortgages	70.0%

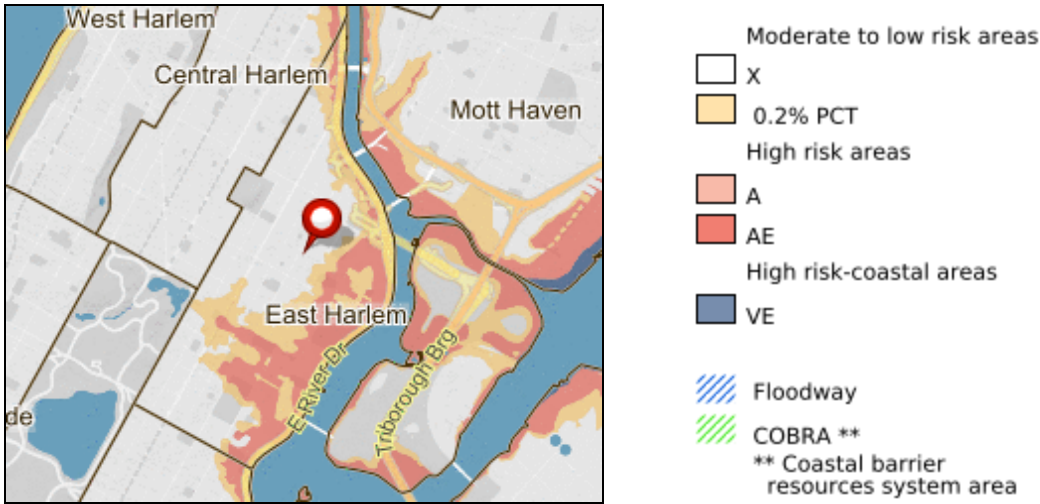
Wealth

Median value for units with a mortgage	\$652,800
Median value for units without a mortgage	\$750,000
Median gross rent	\$1,283
Median mobile home values	\$0
Median housing costs per month	\$1,327
Population in poverty	37.2%

Risk

1. FEMA Flood Zones

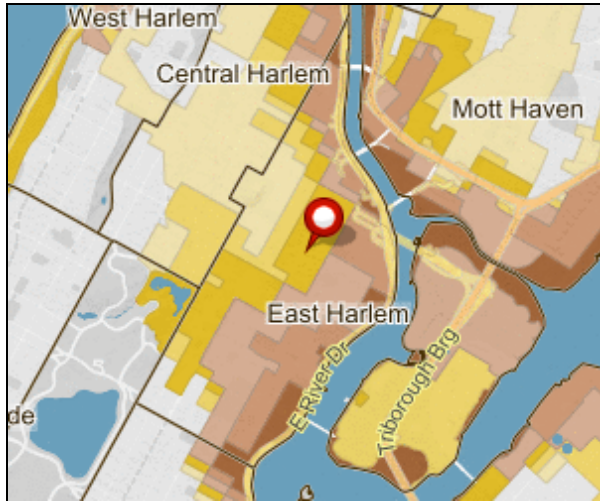
Use this map to determine if the property is in a flood zone.




Link to the map for this property at [FEMA's Map Service Center](#) (may not be available in all locations).






FEMA Flood Zoning		Distance to...	
FEMA flood zone(s)	X	Nearest distance to coastline (miles)	0.482
Coastal barrier resources system area (COBRA)	Out	Compass direction to coastline	13
Floodway	Out	Nearest distance to 100 year flood zone area (ft)	2
FEMA special flood hazard area	Out	Angle100	171
Map panel ID	3604970087F		
Map quaderant ID	40073-G8		

2. Hurricane Evacuation Zones



 Zone: 4

This map shows hurricane evacuation zones. In the case of coastal storms, the City may order the evacuation of neighborhoods in danger of flooding, the most critical being Zone 1.

-  Zone 1
-  Zone 2
-  Zone 3
-  Zone 4
-  Zone 5
-  Zone 6

Disclaimer

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